



Westfield–Washington Township Advisory Plan Commission Minutes of the October 7, 2019 APC Meeting

Presented for approval: October 21, 2019

Westfield-Washington Advisory Plan Commission (APC) held a meeting on Monday, October 7, 2019 scheduled for 7:00 p.m. at the Grand Park Events Center.

Opening of Meeting: 7:00 p.m.

Roll Call: Noted presence of a quorum.

Members Present: Randy Graham, Steve Hoover, Robert Horkay, Ginny Kelleher, Andre Maue, Dave Schmitz, Robert Smith, Scott Willis, and Chris Woodard.

Members Absent: All present.

City Staff Present: Kevin Todd, Senior Planner; Pam Howard, Senior Planner; Daine Crabtree, Associate Planner; Caleb Ernest, Associate Planner; Jonathan Dorsey, Associate Planner; Corey Harris, Associate Planner; and Brian Zaiger, City Attorney with Krieg DeVault.

APPROVAL OF MINUTES

Motion: Approve September 3, 2019 meeting minutes with correction.

Motion: Maue; Second: Hoover. Motion passed. Vote: 9-0.

Motion: Approve September 16, 2019 meeting minutes with correction.

Motion: Willis; Second: Woodard. Motion passed. Vote: 9-0.

REVIEW OF RULES AND PROCEDURES

Howard reviewed the meeting rules and procedures.

CONSENT AGENDA ITEMS

1910-DDP-22

JJK Investments, LLC Building

16702 Southpark Drive

JJK Investments, LLC by Keeler-Webb Associates requests Detailed Development Plan approval of a 9,650 square foot warehouse facility on 1.03 acres +/- in the EI: Enclosed Industrial District.

(Planner: Caleb Ernest ▪ CErnest@westfield.in.gov)

1910-DDP-23

Roundtrippers Building Addition

16708 Southpark Drive

Roundtrippers Sports Academy by Keeler-Webb Associates requests Detailed Development Plan approval of a 56,976 square foot Baseball/Softball Training Academy on 10.55 acres +/- in the EI: Enclosed Industrial District.

(Planner: Jonathan Dorsey ▪ JDorsey@westfield.in.gov)

Motion: Approve Consent Agenda as presented.

Motion: Horkay; Second: Willis. Motion passed. Vote: 9-0

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ITEMS OF BUSINESS

1907-ODP-11

1907-SPP-11

Alpha Tau Park, Lots 1-3

510 E. State Road 32

Alpha Tau Enterprises, LLC by Coots, Henke & Wheeler requests Overall Development Plan and Primary Plat review of three (3) Lots on approximately 8.42 acres +/- in the EI: Enclosed Industrial District.

(Planner: Daine Crabtree ▪ DCrabtree@westfield.in.gov)

Crabtree overviewed this request for an Overall Development Plan and Primary Plat review.

No comments from the Commission.

Motion: Approve 1907-ODP-11 and 1907-SPP-11 with the following staff condition:

- All necessary approvals be obtained from the Westfield Public Works Department, and Hamilton County Surveyor's prior to the issuance of an Improvement Location Permit.

Motion: Hoover; Second: Willis. Motion passed. Vote: 9-0

1909-PUD-24

181st Street PUD, Amendment V

Southwest Corner of East 181st Street and Sun Park Drive

CH Group, LLC by Church Church Hittle + Antrim requests an amendment to the 181st Street PUD District to permit limited outdoor storage, modify associated Development Standards, and add new Site Plans and Character Exhibits.

(Planner: Daine Crabtree ▪ DCrabtree@westfield.in.gov)

Crabtree overviewed the modifications made to this proposed amendment. He said that since this item's public hearing, the Petitioner has revised their proposal so that the maximum height of products located in the Outside Storage and Display area is ten (10) feet in height instead of twelve (12), and they have proposed to limit materials stored in this area to roofing shingles and any associated pallets they may be delivered upon. Additionally, the proposed parking lot south of the Wheeler Road entrance to the Property has been removed from the proposed Site Plan. He introduced Eric Douthit from Church Church Hittle + Antrim to provide a brief update on the existing screening and fencing.

Douthit said that that fence screening on the west side would be added in response to a specific public comment. He also said that the roofing shingles will be kept inside a fenced area that would be screened. The commitments will be incorporated into the text of the PUD.

Hoover thanked the Petitioner and suggested the fence shielding could be the color black.

Motion: Forward a 1909-PUD-24 to the City Council with a positive recommendation.

Motion: Woodard; Second: Hoover. Motion passed. Vote: 9-0

1909-PUD-26

Wrights Property Group at Grand Park PUD

200 W. 186th Street

Wrights Property Group by Hamilton Designs, LLC requests a change of zoning for approximately 4 acres +/- from the AG-SF1: Agriculture / Single-Family Rural District to the Wrights Property Group at Grand Park PUD District.

(Planner: Pam Howard ▪ PHoward@westfield.in.gov)

Howard overviewed this item and clarified that fabric building material is not permitted and the Petitioner will comply with the ordinance.

Hoover asked about his request that the bottom 3-4 feet of the structure be masonry.

Douthit said the Petitioner has agreed to this request and is the process of looking at design options.

Smith asked about the screening of trash containers.

Douthit responded that the trash containers will be screened following the guidelines of the associated ordinance.

Motion: Forward a 1909-PUD-26 to the City Council with a positive recommendation.

Motion: Smith; Second: Woodard. Motion passed. Vote 9-0

Hoover stated that the masonry request must be included in order for this to be approved at the council level.

1909-PUD-28

Union Square at Grand Junction PUD

Southwest Corner of SR 32 and Union Street

Old Town Companies, LLC by Nelson & Frankenberger requests a change of zoning for approximately 4 acres +/- from the MF1: Multi-Family Low Density District and LB-H: Local Business / Historical District to the Union Square at Grand Junction PUD District.

(Planner: Pam Howard ▪ PHoward@westfield.in.gov)

Howard overviewed this request for a change of zoning. She said that since this item's public hearing a couple of changes were made to the ordinance including the requirement that the Petitioner receive community input through a public design process prior to development plan approval.

Kelleher asked the Petitioner if the perimeter greenspace and parking is a part of the PUD.

The Petitioner responded yes.

Motion: Forward a 1909-PUD-26 to the City Council with a positive recommendation.

Motion: Graham; Second: Maue. Motion passed. Vote 9-0

1909-PUD-29

Poplar Street Townhomes PUD

West side of Poplar Street, between Jersey Street and Park Street

Estridge Homes by 11th Street Development requests a change of zoning for approximately 1.26 acres +/- in the MF-1: Multifamily Low-Density Residential District to the Poplar Street Townhomes PUD District.

(Planner: Jonathan Dorsey ▪ JDorsey@westfield.in.gov)

Woodard recused himself.

Dorsey overviewed this request for a change of zoning.

Maue commented that he spent a lot of time looking at this proposal. He said he likes the product that is proposed; however, location is a concern for this sub-district.

Motion: Forward a 1909-PUD-29 to the City Council with a positive recommendation.

Motion: Kelleher; Second: Willis. Motion failed. Vote 4-4. (Yay: Kelleher, Willis, Smith, Hoover) (Nay: Maue, Schmitz, Graham, Horkay)

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Result: Forward a 1909-PUD-29 to the City Council with no APC recommendation.

Woodard returned to the meeting

1910-ODP-18
1910-SPP-18

Southpark Subdivision, Lot 1

16802 Southpark Drive

JJK Investments, LLC by Keeler-Webb Associates requests Primary Plat and Overall Development Plan review of two (2) Lots on 1.030 acres in the EI: Enclosed Industrial District

(Planner: Caleb Ernest ▪ CErnest@westfield.in.gov)

Ernest overviewed this request for a Primary Plat and Overall Development Plan review.

No Commission comments.

Motion: Approve 1910-ODP-18 and 1910-SPP-18 with the following staff condition:

- All necessary approvals be obtained from the Westfield Public Works Department, and Hamilton County Surveyor's prior to the issuance of an Improvement Location Permit.

Motion: Kelleher; Second: Woodard. Motion passed. Vote 9-0

PUBLIC HEARING ITEMS

1910-PUD-36

[PUBLIC HEARING]

Claiborne Farms by Del Webb PUD

West and adjacent to Towne Road, and North and adjacent to 146th Street

Del Webb by Nelson & Frankenberger, LLC requests a change of zoning for approximately 245 acres +/- in the AG-SF1: Agricultural / Single-Family Rural District to the Claiborne Farms by Del Webb PUD District for an age-restricted residential community.

(Planner: Jonathan Dorsey ▪ JDorsey@westfield.in.gov)

Dorsey overviewed this request for a change of zoning. He said several public comments have been received by the staff and have been made available to all APC members.

Jon Dobosiewicz, with Nelson & Frankenberger on behalf of the Petitioner, summarized the details for this proposed age-restricted community. He said that the Developer will comply with all requirements of The Housing for Older Persons Act of 1995. He described the site and its surrounding real estate. He said a portion of the site is designated as New Suburban in the Comprehensive Plan and another portion of the development is designated as Rural Southwest. He addressed items related to Development Standards, Landscaping Standards, Infrastructure Standards, Design Standards, and Open Space and Amenity Standards. He spoke of positive impacts this project would deliver to Westfield such as less traffic, no impact on schools, employment, and volunteerism by residents.

Scott Mairn, with The Del Webb division of Pulte Homes, presented an overview of the Del Webb's history. The product, and the positives that Del Webb residents bring to the community.

Public Hearing for 1910-PUD-36 opened at 7:48 p.m.

Richard Passman, 3510 West 151st Street; said he feels that the PUD is lacking important details such as buffers, roads, individual lot layouts, houses on lots. He said the density doesn't fit with Comprehensive Plan in regard to side and rear setbacks. He requested that more detail be added to the PUD.

Megan O'Connor, 15201 Shelborne Road; said she shares the concerns of the previous speaker and worried about the density and vagueness of plan, Comprehensive Plan says this area should have a rural feel and she feels the proposed density would compromise the rural feel.

Dan Canan, 13387 Merry Vale, Fishers; said he lives in the Fishers Del Webb community of Britton Falls. He said that, although he sits on of the Britton Falls Advisory Community, he is speaking strictly as an individual. He said he purchased more than his house, that he also purchased a lifestyle. He said Pulte has been responsive to issues that arose and Pulte lived up to the promises they made during development process.

Bruce VanNatta, 1812 West 156th Street; said he is concerned about location more than the concept as it is close to rural area of Comprehensive Plan. He said he is worried about lack of detailed language in the PUD such as 360-degree architecture. He said he feels that less density would be an improvement.

Kristen Burkman, 1924 West 161st Street; she showed some slides that show her concern about the current number of available houses and lots in that area. She said that many of these homes are production builders and that there are not very many custom homes in the areas. She suggested adding custom homes/multi-generational homes to increase the AV of the area.

Karen Morrow, 16127 Lambrusco Way, Fishers: lives in Del Webb's Britton Falls in Fishers and said her experience has been great, better than a condo, lots of amenities and recreation options. She said this type of development is not a drain on community.

Scott Lavengood, 15001 Shelborne Road; said he likes the concept; however, he does not like the location being in the Rural Southwest area of Comprehensive Plan, he is concerned about drainage and the roads would require significant work.

Julie Jones, 1500 Water Leaf Drive; said, that as a realtor, she has several clients that are looking for a community like this. She said that many empty nesters can only find townhomes or paired patio homes. She said people have been asking about have Del Webb community here for some time and are moving to Fishers or Plainfield. She said the price point is critical for this product type. She said is supportive of this proposal.

Joe Plankis, 514 Stockbridge Drive; said he likes this type of product in Westfield. He said he is concerned about the density numbers in the western portion of the city. He said he is also concerned with 360-degree architecture and want to be sure to look at these two items.

Public Hearing for 1910-PUD-36 closed at 8:08 p.m.

Dobosiewicz's responses:

- Discussed the 200-foot buffer along west property line and said the UDO would only require a 40-foot buffer
- This development would have decreased density to better fit with the Comprehensive Plan.
- He stated that within the housing inventory mention earlier that no age-restricted development exists in those numbers.
- Expected home values in the range of 260K-400K
- Drainage will be worked out during development plan and the adjoiners will be noticed again.

Smith asked about relationship between Del Webb and Pulte

- Mairn replied that Del Webb is a brand owned by Pulte

Kelleher said she visited Britton Falls in Fishers and liked the amount of open space. She said it didn't feel as dense even though homes close together. She said she is not sure how to accomplish this in the Westfield product

per the PUD language. She said she would like to see the open space plan, not necessarily home layout., She said she want to make sure open space stays opens and isn't all active amenities (no dog park, pickleball, etc.). She said she likes houses in Shadow Wood, a Pulte community in Carmel, and would like to see those in Westfield. She said the homes in Shadow Wood require 360 architecture. She said she prefers the lower density in the north rather than in the southern portion. She said she has concerns about language in PUD which reverts southern portion back to AG-SF1 if it is not developed. She said the southern portion is the more important portion in regard to density and she said thinks sunset provisions make sense for entire PUDs, not for only parts. She stated she is concerned about dimensions not being shown on concept plan. She said she doesn't necessarily care if reforestation in every area, especially since trees are being preserved; however, she said she wants spaces to stay open.

Dobosiewicz responded that the sunset clause is included per the landowner's request

Willis would like to see lot layouts well as an overlay with Comprehensive Plan map. Wants to ensure that berms are done well and provide year-round cover.

Smith said berms in Bridgewater are done well

Woodard appreciates that this is a decrease in density of use. He said he is not against use but thinks the project needs detail work.

Hoover said he likes that consideration has been given to open space and buffers. This may be as close to a conservation subdivision that has been proposed in Westfield. He said the concept is very appealing, and yet, there is a need to continue to tie up loose ends and details.

1910-PUD-37
[PUBLIC HEARING]

Dartown Crossing PUD Amendment I

North and adjacent to State Road 32, West and adjacent to Dartown Road
MR3 Development, LLC by Nelson & Frankenberger, LLC requests an amendment to incorporate an additional 9 acres +/- to the Dartown Crossing PUD District and establish standards for the new acreage.
(Planner: Jonathan Dorsey ▪ JDorsey@westfield.in.gov)

Dorsey overviewed this request for a change of zoning. He said no public comments have been received.

Jon Dobosiewicz, with Nelson & Frankenberger on behalf of the Petitioner, summarized the details of this amendment request. He said the underlying zoning would be a PUD. He shared the revised concept plan. He said the petitioner is working with staff on the details of the Dog Day Care use. He said comments have been received about the Dog Day Care and that the petitioner will work closely with the developer of the facility. He said they held a detailed neighborhood meeting with the neighbor.

Public Hearing for 1910-PUD-37 opened at 8:37 p.m.

No public comment.

Public Hearing for 1910-PUD-37 closed at 8:38 p.m.

Maue said he thinks this is a great location for the proposed use.

Graham agrees that the location is good and this looks like a nice project.

Hoover commented that the architecture didn't meet the State Road 32 Overlay and that there have been some changes made since the project's introduction. Make sure it looks good form State Road 32.

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Woodard asked if a recommendation motion and vote could take place tonight.

Dorsey said there are still some items are still being worked through with the petitioner and recommends waiting to vote on this.

Dobosiewicz said if they are ready they may ask to come back at the October 21st APC meeting.

Todd reminded the audience of the change of the November APC meeting from November 4th to November 6th due to the election set up at City Hall.

1910-PUD-39

[PUBLIC HEARING]

Maple Knoll PUD Amendment IV

17145 Spring Mill Road

Meijer by Woolpert, Inc. requests an amendment to the Maple Knoll PUD District modifying the sign standards and architectural standards for the Meijer's property.

(Planner: Caleb Ernest ▪ CErnest@westfield.in.gov)

Ernest overviewed this request for a PUD amendment.

Ashley Mack, with Meijer, summarized this proposed project. She said this business would bring 300+ new jobs to the area. She said Meijer is requesting an amendment for the sign and architectural standards. She introduced Jon Sheidler with Woolpert, Inc.

Sheidler spoke about the need to modify signage for the Meijer store and the fueling station as well as the development signs. He said that all the signs with the exception of three signs meet the UDO standards. He said modifications are requested due to the scale and size of the building and its distance from the road.

Tom Reeder, the architect for Meijer with Bergmann & Associates, said the proposed amendment to the PUD would allow for brick imprinted precast panels in lieu of full brick. He said 100% of the store would be finished with these panels. He showed a variety of photos of other Meijer stores to show the quality of the panels. He spoke about the high quality of the product.

Public Hearing for 1910-PUD-39 opened at 8:51p.m.

No public comments.

Public Hearing for 1910-PUD-39 closed at 8:52 p.m.

Kelleher asked if the brick imprinted panel material has been used on other local Meijer stores.

Reeder replied yes, the material was used in both Whitestown and Plainfield locations. Those facilities do have different designs and colors.

Maue said he was satisfied with the quality of the building material.

Hoover said he is okay with the building material; however, he said he has concern about the architecture of the fueling station that it does not comply with the State Road 32 Overlay and looks very plain. He also said he would prefer to see two smaller ground signs instead of large sign.

Graham agreed about the concerns surrounding the proposed signage. He said he understands that one 25' sign is permitted but doesn't like them and thinks 2 smaller monument signs would be a good compromise. He said he would like to see reverse channel lighting for wall signs.

Petitioner says they worked with staff and they are close to resolving sign issues. Allen Industries is Meijer's sign vendor and the signs will not throw light; they internally illuminate and don't radiate.

Maue said he is not concerned about sign lighting during daylight hours, but is concerned about the sign becoming a beacon at night.

Mack said that when trees are fully grown a 15-foot sign won't be visible. She said they will create a rendering to illustrate this.

Woodard said the sign on Carmel location doesn't look as big.

Mack said that the Carmel location is a larger store, so proportions could be off. She said she can get the measurements of that sign.

Woodard asked about color variation. He said he didn't see the red brick in what is presented.

Petitioner responded that Meijer has rebranded using cooler greys and whites. He said there will still be offsets as required by ordinance.

Kelleher also concerned about sizes of monument signs and said people will know you're there. She said she wants to treat all businesses fairly and that Westfield doesn't want signs all up and down the roadways.

Horkay agrees about the monument signs and said he thinks the level of speed on Spring Mill doesn't warrant this; however, he understands need on State Road 32. He said he was also concerned about fuel station architecture visible from State Road 32.

1910-PUD-35
[PUBLIC HEARING]

The Trails PUD Amendment III

801 E. 175th Street

Holladay Properties by Woolpert, Inc. requests an amendment to The Trails PUD District, specific to Lot 4, on 7.38 acres +/- to add an additional Concept Plan and Character Exhibit.

(Planner: Daine Crabtree ▪ DCrabtree@westfield.in.gov)

Crabtree overviewed this amendment request. Neighborhood meeting was held. The department has not received any public comments.

Chris Wilkes with Holladay properties summarized the proposed changes.

Public Hearing for 1910-PUD-35 opened at 9:14 p.m.

No public comments.

Public Hearing for 1910-PUD-35 opened at 9:15 p.m.

Smith said seems like there are a lot of undecided items and asked if this is the final plan.

Wilkes responded yes, this is the plan for which they are seeking approval.

Hoover voiced that he had concerns about screening of parking on Oak Ridge when this project was first introduced and said he feels that issue has been satisfactorily addressed. He said he had similar concerns about parking garage and understands that petitioner is working on that.

Willis asked if there is a need for another apartment complex at this time. He asked if this the right time for this project. He said he personally doesn't like the architecture and said the modern architecture doesn't fit Westfield.

Woodard mentioned that the apartments are already approved and that now the issue is the architecture. He said he really likes this architecture and thinks the design is better than the original. He added that he thinks people will want to live here with its architecture and proximity to trails.

Wilkes responded that Holladay is excited about this site that has an urban feel with all the shops close by. He said they were guided by the existing PUD to in regard to the architectural design.

Maue said he also doesn't particularly like architectural design. He said he shared Hoover's concerns about screening.

Crabtree stated that the use and density are already approved and that tonight the issues are strictly related to architectural design in the State Road 32 Overlay and the site plan.

Maue asked about roof color.

Scott Perkins, with Blackline, discussed the proposed roof type, a low slope roof design.

Woodard asked if utilities would be roof mounted;

Perkins responded yes, the utilities would be located at the center of the building on the roof and would not be visible from property

Woodard said there is a need to look at visibility from Midland Trace Trail.
Perkins agreed.

Woodard asked how the recent UDO change to screening affected the placement of the utilities.

Todd explained that the change was related to wall mounted meters and that the screening for roof mounted utilities remains unchanged.

1910-PUD-38
[PUBLIC HEARING]

Custom Commerce Park PUD Amendment IV

19719 Foundation Parkway

Thieneman Properties requests an amendment to the Custom Commerce Park PUD, specific to Lot 1, on 4.45 acres +/-to permit Light Industry uses.

(Planner: Daine Crabtree ▪ DCrabtree@westfield.in.gov)

Crabtree overviewed this request for a proposed amendment to permit Light Industry Uses as defined by the UDO as well as a Children's Recreational Facility.

Eric Douthit, with Church Church Hittle + Antrim, summarized this amendment that addresses use only and includes additional lines of business and allowing Carter's Play Place to be brought into compliance.

Public Hearing for 1910-PUD-38 opened at 9:28 p.m.

No public comments.

Public Hearing for 191-PUD-38 closed at 9:29 p.m.

No Commission comments.

Motion: Forward a 1910-PUD-38 to the City Council with a positive recommendation.

Motion: Maue; Second: Woodard. Motion passed. Vote 9-0

1910-PUD-34
[PUBLIC HEARING]

Chatham Hills PUD Amendment VII

Southwest Corner of US 31 and 203rd Street

Chatham Hills, LLP by Henke Development Group requests an amendment to incorporate an additional 252.44 acres +/- into the Chatham Hills PUD District and establish standards for the new acreage.

(Planner: Pam Howard ▪ PHoward@westfield.in.gov)

Howard overviewed this amendment request. She said the petitioner hosted two neighbor meetings and summaries of each have been provided to the Commission members.

Steve Henke, with Henke Development, summarized the points of this request. He said creating lakes and a mix of homes, office buildings, perhaps apartments or senior living, a village center, and an aquatics area are proposed parts of this amendment. He said there have been many meetings with neighbors. The petitioner said he has agreed to preserve woods as a buffer and to provide mounds where there are no trees. He said they will be working on draining and adding lakes as buffers. He said they had eliminated townhomes along Tomlinson. Along the Bokeelia Bend neighborhood uses have been limited and apartments have been eliminated. He said that Chad Hittle Drive would be extended to a roundabout at 196th Street. An additional road would be put in to service the village area. He said park space, green space and trails will be included as well. He said they are considering additional access to the clubhouse with the addition of a bridge. He shared character exhibits of the proposed homes and also addressed landscaping and architectural designs and home pricing. He said that other amenities would include a mini amphitheater on the water and a large gathering space within the Village Center Area. He said the lakes would also offer kayaks and paddle boats.

Public Hearing for 1910-PUD-34 opened at 9:46 p.m.

Mark Christoffersen, 1217 Bokeelia Bend, on behalf of the Bokeelia Residents; asked that the APC help foster relationship between developer and residents of Bokeelia Bend. He said the residents want to ensure that the buffer language reflects what the residents want. He said the language is too ambiguous. He said the residents don't like the overlapping easement language in preservation standards. He said they are not asking for neighborhood plan like Spring Mill Station but to assist in the communication between the residents and the developer.

Public Hearing for 1910-PUD-34 closed at 9:49 p.m.

Henke responded that they will be happy to work with Bokeelia residents on buffers and height limitations.

Kelleher mentioned that this subdivision is older and has had some drainage issues.

Smith said he would ask staff later about how this proposal fits into the 31 Overlay

Henke said the existing neighbors preferred apartments over commercial in the northern area.

Woodard thanked the petitioner for the quality of the project and he asked about phasing of this project.

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Henke said phasing would depend on demand, and probably coming with residential from Tomlinson. He said there is the possibly central lake at the same time to assist with drainage. He said there are current discussions with some potential commercial users. He said that homes in Chatham Hills have developed faster than the developer anticipated.

1910-PUD-40
[PUBLIC HEARING]

Grand Park Village PUD Amendment III

18160 Wheeler Road

RWE Management Company requests an amendment to the Grand Park Village PUD District to allow a veterinary clinic with outdoor play areas.

(Planner: Corey Harris ▪ CHarris@westfield.in.gov)

1910-ODP-17
1910-SPP-17
[PUBLIC HEARING]

Grand Park Village Sec. 6

18160 Wheeler Road

Chatham Hills, LLP by Henke Development Group, LLC requests Overall Development Plan and Primary Plat review of 4 Lots on 37.366 acres +/- in the Grand Park Village PUD District.

(Planner: Corey Harris ▪ CHarris@westfield.in.gov)

Harris overviewed these requests which include the permitted uses of veterinarian clinics, kennels and boarding facilities with outdoor runs.

Michael Matthys, with Linden Group representing the petitioner, presented a background of Coyne's history and an overview of its services. He summarized the details and of these outdoor play areas. He said there are a variety of spaces with synthetic pet turf which are able to be hosed down and would be supervised at all times. He also addressed parking spaces, parking lot egresses and access. He addressed the projects required screening and landscaping, along with sound/odor control, cleaning, and waste disposal practices. He showed character exhibits with architectural designs.

Public Hearing for 1910-PUD-40/1910-ODP-17/1910-SPP-17 opened at 10:08 p.m.

No public comments.

Public Hearing for 1910-PUD-40/1910-ODP-17/1910-SPP-17 opened at 10:09 p.m.

Kelleher said it was a very nice proposal.

1910-PUD-32
[PUBLIC HEARING]

Village Park Plaza II PUD

Northeast Corner of US 31 and 146th Street

Washington Prime Group by Onpointe Land Matters, LLC requests a change in zoning of 32.7 acres +/- from the SB-PD: Special Business / Planned Development District to the Village Park Plaza PUD II District.

(Planner: Kevin Todd ▪ KTodd@westfield.in.gov)

1910-ODP-19
1910-SPP-19
[PUBLIC HEARING]

Village Park Plaza II Plat

Northeast Corner of US 31 and 146th Street

Washington Prime Group by Onpointe Land Matters, LLC requests Overall Development Plan and Primary Plat review of 8 Lots on 32.7 acres +/- in the Village Park Plaza II PUD District (pending).

(Planner: Kevin Todd ▪ KTodd@westfield.in.gov)

Todd overviewed these requests for a change in zoning and an Overall Development Plan and Primary Plat review. He said this is a platting exercise with a zoning component and has no new improvements.

Public Hearing for 1910-PUD-32/1910-ODP-19/1910-SPP-19 opened at 10:11 p.m.

No public comments.

Public Hearing for 1910-PUD-32/1910-ODP-19/1910-SPP-19 closed at 10:12 p.m.

No Commission comments.

ITEMS CONTINUED TO A FUTURE MEETING

1908-PUD-20

The Landings at Village Farms

14851 Oak Ridge Road

Pulte Homes of Indiana, LLC and Mark Zukerman by Nelson and Frankenberger, LLC requests a change in zoning of approximately 58.02 acres +/- from the SF2: Single-Family Low Density District to The Landings at Village Farms PUD District.

(Planner: Daine Crabtree ▪ DCrabtree@westfield.in.gov)

REPORTS/COMMENTS

- Plan Commission Members
- City Council Liaison
- Board of Zoning Appeals Liaison
- Community Development Department

ADJOURNMENT

Motion: Adjourn Meeting

Motion: Graham; Second: Kelleher. Motion passed. Vote: 9-0

Meeting adjourned at 10:16 p.m.

Randell Graham, President

Andre Maue, Vice President

Kevin M. Todd, Secretary